

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this \_\_\_\_\_ day of September, 2005, by **W. Dexter Douglass and Terese V. Douglass**, whose mailing address is Post Office Box 1674, Tallahassee, Florida 32302, hereinafter referred to as the "Grantor," to **LEON COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

Notwithstanding the foregoing, the Grantor shall be permitted to perform the activities set forth in the plan attached hereto as Exhibit "B", which also addresses other conditions of this easement.

It is understood that the granting of this easement entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered.

Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

WITNESSES:

Janis W. Piotrowski  
Print Name: Janis W. Piotrowski

W. Dexter Douglass  
W. Dexter Douglass

Becky McKee  
Print Name: Becky McKee

Janis W. Piotrowski  
Print Name: Janis W. Piotrowski

Terese V. Douglass  
Terese V. Douglass

Becky McKee  
Print Name: Becky McKee

STATE OF FLORIDA  
COUNTY OF LEON

The above Conservation Easement was acknowledged before me this 13<sup>th</sup> day of September, 2005, by W. Dexter Douglass and Terese V. Douglass.

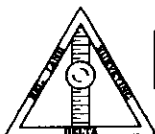
☒ They are personally known by me; or

☐ They each provide me with their respective Florida Driver's License as identification.

Janis W. Piotrowski  
Notary Public



Janis W. Piotrowski  
Commission # DD305549  
Expires July 21, 2008  
Bonded Troy Pelt - Insurance, Inc. 800-388-7018



# DELTA

# LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION NUMBER LB 4765  
440 S. JEFFERSON STREET  
MONTICELLO, FLORIDA

SEPT 16, 2005

DATE \_\_\_\_\_

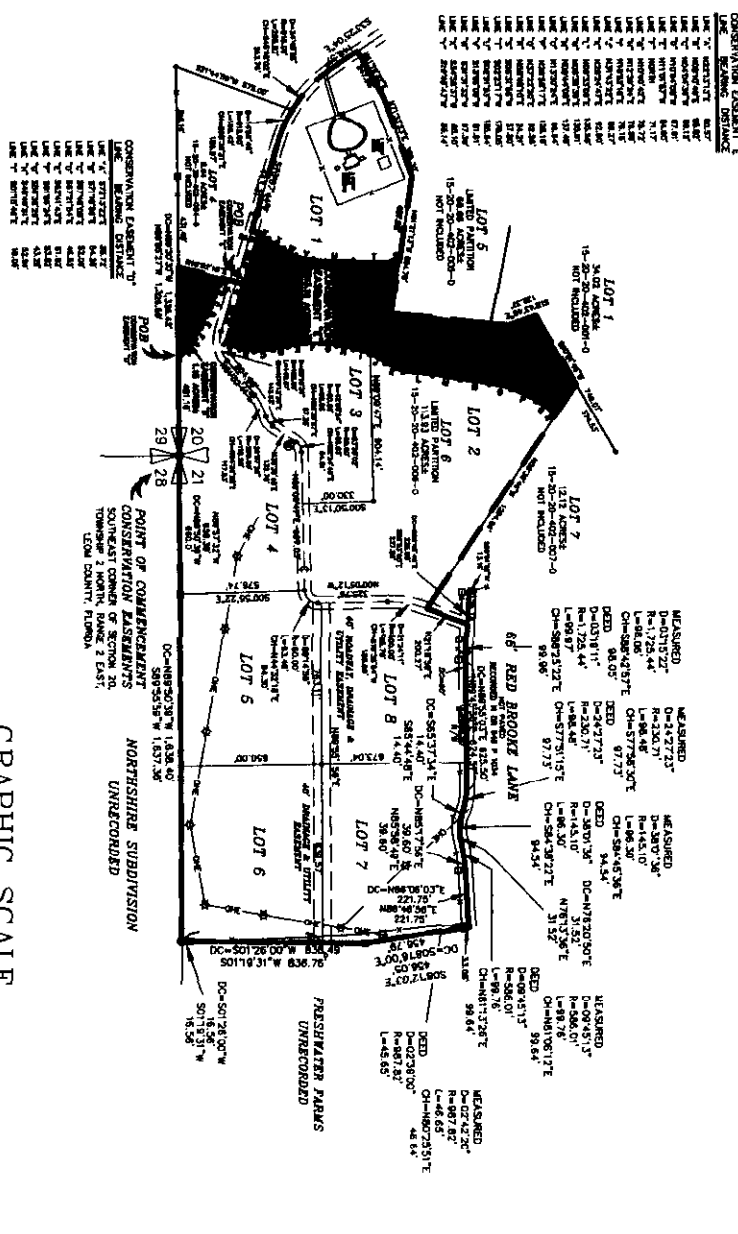
04-300-21

**JOB NO.**

**PHONE: (850) 997-0301**

**FAX: (850) 997-8757**

PROPOSED CONSERVATION EASEMENTS  
"ANHINCA FARMS"  
LOCATED IN SECTIONS 20 & 21  
TOWNSHIP 2 NORTH, RANGE 2 EAST  
LEON COUNTY, FLORIDA

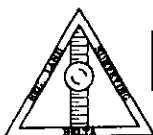


*Charles R. Bailey* 9/14/05  
Charles R. Bailey, Dofg  
Florida Licensed Surveyor and Mapper L.S. #4085



( IN FEET )  
1 inch = 700 ft

Not valid without signature and the original raised seal of a Florida licensed surveyor and mapper



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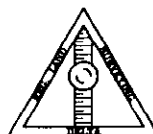
04-300-21

**JOB NO.**

DESCRIPTION: (CONSERVATION EASEMENT "A")

Commence at the Southeast corner of Section 20, Township 2 North, Range 2 East, Leon County, Florida and run North 89 degrees 55 minutes 27 seconds West, along the Section line, 1326.59 feet to a point, thence South 89 degrees 55 minutes 07 seconds West, along the Section line, 516.16 feet to a point, thence North 21 degrees 44 minutes 59 seconds East 575.00 feet to a point in the center of Anhinga Farms Road, said point being on a curve concave to the Northeast, thence run in a Northwesterly direction along said centerline and curve, having a radius of 615.00 feet, through a central angle of 24 degrees 45 minutes 55 seconds, for an arc length of 265.82 feet, chord of said arc being North 45 degrees 48 minutes 02 seconds East 263.76 feet to a point, thence North 33 degrees 25 minutes 04 seconds West, along said centerline, 148.37 feet to a point, thence leaving said centerline run North 61 degrees 19 minutes 32 seconds East 247.95 feet to a point, thence North 71 degrees 33 minutes 23 seconds East 398.30 feet to a point, thence South 81 degrees 21 minutes 13 seconds East 654.79 feet to a point, thence North 06 degrees 13 minutes 51 seconds East 461.92 feet to a point, thence North 78 degrees 51 minutes 14 seconds West 504.95 feet for a POINT OF BEGINNING, thence from said Point Of Beginning run South 33 degrees 12 minutes 01 seconds West 40.20 feet to a point, thence South 34 degrees 08 minutes 12 seconds West 54.19 feet to a point, thence South 43 degrees 41 minutes 30 seconds West 44.02 feet to a point, thence North 66 degrees 03 minutes 19 seconds West 28.52 feet to a point, thence North 50 degrees 13 minutes 04 seconds West 67.84 feet to a point, thence North 52 degrees 50 minutes 18 seconds West 52.70 feet to a point, thence North 74 degrees 45 minutes 25 seconds West 82.55 feet to a point, thence North 80 degrees 00 minutes 01 seconds West 124.99 feet to a point, thence North 84 degrees 43 minutes 50 seconds West 94.53 feet to a point, thence South 85 degrees 49 minutes 56 seconds West 123.30 feet to a point, thence South 87 degrees 23 minutes 59 seconds West 101.86 feet to a point, thence North 86 degrees 06 minutes 10 seconds West 102.00 feet to a point, thence South 85 degrees 42 minutes 33 seconds West 246.73 feet to a point, thence South 86 degrees 32 minutes 51 seconds West 91.82 feet to a point, thence North 79 degrees 36 minutes 03 seconds West 51.54 feet to a point, thence North 75 degrees 01 minutes 49 seconds West 228.09 feet to a point, thence North 63 degrees 27 minutes 47 seconds West 199.79 feet to a point, thence North 81 degrees 06 minutes 44 seconds West 249.08 feet to a point, thence North 29 degrees 18 minutes 25 seconds West 518.52 feet to a point, thence North 54 degrees 46 minutes 45 seconds East 12.51 feet to a point, thence North 75 degrees 19 minutes 19 seconds East 141.84 feet to a point, thence North 81 degrees 13 minutes 00 seconds East 157.42 feet to a point, thence North 79 degrees 37 minutes 57 seconds East 115.76 feet to a point, thence North 77 degrees 50 minutes 33 seconds East 66.70 feet to a point, thence North 83 degrees 55 minutes 57 seconds East 41.09 feet to a point, thence South 01 degrees 59 minutes 37 seconds East 372.11 feet to a point, thence South 83 degrees 05 minutes 44 seconds East 765.28 feet to a point, thence South 68 degrees 54 minutes 59 seconds East 724.30 feet to a point, thence South 78 degrees 51 minutes 14 seconds East 145.05 feet to the Point Of Beginning. Containing 12.90 acre, more or less.

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 MONTICELLO, FLORIDA

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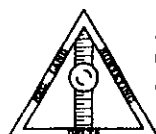
04-300-21

JOB NO.

DESCRIPTION: (CONSERVATION EASEMENT "B")

Commence at the Southeast corner of Section 20, Township 2 North, Range 2 East, Leon County, Florida and run North 89 degrees 55 minutes 27 seconds West, along the Section line, 1326.59 feet to a point, thence South 89 degrees 55 minutes 07 seconds West, along the Section line, 516.16 feet to a point, thence North 21 degrees 44 minutes 59 seconds East 575.00 feet to a point in the center of Anhinga Farms Road, said point being on a curve concave to the Northeast, thence run in a Northwesterly direction along said centerline and curve, having a radius of 615.00 feet, through a central angle of 24 degrees 45 minutes 55 seconds, for an arc length of 265.82 feet, chord of said arc being North 45 degrees 48 minutes 02 seconds West 263.76 feet to a point, thence North 33 degrees 25 minutes 04 seconds West, along said centerline, 148.37 feet to a point, thence North 61 degrees 19 minutes 32 seconds East 247.95 feet to a point, thence North 71 degrees 33 minutes 23 seconds East 398.30 feet to a point, thence South 81 degrees 21 minutes 13 seconds East 407.92 feet for a POINT OF BEGINNING, thence from said Point Of beginning run North 05 degrees 31 minutes 56 seconds East 77.63 feet to a point, thence North 19 degrees 35 minutes 18 seconds East 88.51 feet to a point, thence North 15 degrees 33 minutes 23 seconds East 77.70 feet to a point, thence North 20 degrees 20 minutes 19 seconds West 71.50 feet to a point, thence North 36 degrees 53 minutes 34 seconds West 62.10 feet to a point, thence North 13 degrees 06 minutes 09 seconds West 109.63 feet to a point, thence North 15 degrees 57 minutes 29 seconds East 26.36 feet to a point, thence South 78 degrees 51 minutes 14 seconds East 322.01 feet to a point, thence South 06 degrees 13 minutes 51 seconds West 461.92 feet to a point, thence North 81 degrees 21 minutes 13 seconds West 246.87 feet to the Point Of Beginning. Containing 2.76 acres, more or less.

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**DELTA**

**LAND SURVEYORS, INC.**

CERTIFICATE OF AUTHORIZATION NUMBER LB 4785  
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 MONTICELLO, FLORIDA

PHONE: (850) 997-0301

FAX: (850) 997-8757

SEPT 16, 2005

DATE

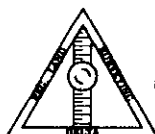
04-300-21

JOB NO.

DESCRIPTION: (CONSERVATION EASEMENT "C")

Commence at the Southeast corner of Section 20, Township 2 North, Range 2 East, Leon County, Florida and run North 89 degrees 55 minutes 27 seconds West, along the Section line, 1326.59 feet to a point, thence South 89 degrees 55 minutes 07 seconds West, along the Section line, 871.95 feet for a POINT OF BEGINNING, thence from said Point Of Beginning run North 57 degrees 07 minutes 03 seconds West 132.38 feet to a point, thence North 44 degrees 27 minutes 43 seconds West 110.89 feet to a point, thence North 55 degrees 56 minutes 42 seconds West 105.04 feet to a point, thence North 35 degrees 00 minutes 52 seconds West 62.45 feet to a point, thence North 07 degrees 19 minutes 18 seconds East 73.74 feet to a point, thence North 38 degrees 54 minutes 28 seconds East 125.03 feet to a point, thence North 48 degrees 12 minutes 13 seconds East 80.06 feet to a point, thence North 27 degrees 29 minutes 38 seconds East 88.46 feet to a point, thence North 12 degrees 53 minutes 51 seconds East 73.24 feet to a point, thence North 14 degrees 02 minutes 51 seconds West 63.93 feet to a point, thence North 30 degrees 36 minutes 00 seconds West 44.03 feet to a point, thence North 61 degrees 16 minutes 49 seconds West 60.95 feet to a point, thence North 58 degrees 38 minutes 12 seconds West 47.64 feet to a point, thence North 77 degrees 17 minutes 09 seconds West 96.07 feet to a point, thence North 68 degrees 58 minutes 42 seconds West 105.25 feet to a point, thence North 66 degrees 41 minutes 00 seconds West 20.67 feet to a point, thence South 47 degrees 37 minutes 21 seconds West 312.05 feet to a point, thence South 29 degrees 13 minutes 04 seconds East 740.00 feet to a point, thence North 89 degrees 55 minutes 07 seconds East, along the Section line, 319.21 feet to the Point Of Beginning. Containing 6.25 acres, more or less.

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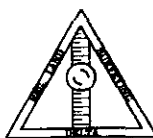
PHONE: (850) 997-0301

FAX: (850) 997-8757

DESCRIPTION: (CONSERVATION EASEMENT "D")

Commence at the Southeast corner of Section 20, Township 2 North, Range 2 East, Leon County, Florida and run North 89 degrees 55 minutes 27 seconds West, along the Section line, 481.16 feet for a POINT OF BEGINNING, thence from said Point Of Beginning continue North 89 degrees 55 minutes 27 seconds West 413.94 feet to a point, thence North 16 degrees 52 minutes 16 seconds East 207.81 feet to a point, thence South 72 degrees 13 minutes 22 seconds East 35.72 feet to a point, thence South 71 degrees 18 minutes 56 seconds East 54.25 feet to a point, thence South 67 degrees 46 minutes 08 seconds East 52.09 feet to a point, thence South 67 degrees 21 minutes 54 seconds East 46.52 feet to a point, thence South 62 degrees 41 minutes 43 seconds East 61.92 feet to a point, thence South 61 degrees 56 minutes 24 seconds East 53.82 feet to a point, thence South 56 degrees 35 minutes 29 seconds East 43.28 feet to a point, thence South 45 degrees 49 minutes 51 seconds East 52.99 feet to a point, thence South 01 degrees 15 minutes 46 seconds East 19.05 feet to the Point Of Beginning. Containing 1.15 acres, more or less.

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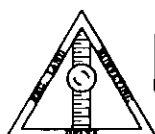
JOB NO.



DESCRIPTION: (CONSERVATION EASEMENT "E")

Commence at the Southeast corner of Section 20, Township 2 North, Range 2 East, Leon County, Florida and run North 89 degrees 55 minutes 27 seconds West, along the Section line, 895.10 feet to a point, thence North 16 degrees 52 minutes 16 seconds East 306.93 feet for a POINT OF BEGINNING, thence from said Point Of Beginning run South 73 degrees 07 minutes 44 seconds East 292.78 feet to a point, thence North 22 degrees 13 minutes 13 seconds East 80.57 feet to a point, thence North 08 degrees 10 minutes 49 seconds East 65.82 feet to a point, thence North 04 degrees 04 minutes 36 seconds West 89.12 feet to a point, thence North 10 degrees 04 minutes 08 seconds West 67.91 feet to a point, thence North 11 degrees 01 minutes 57 seconds West 84.60 feet to a point, thence North 71.17 feet to a point, thence North 10 degrees 40 minutes 42 seconds East 75.72 feet to a point, thence North 12 degrees 39 minutes 24 seconds East 79.95 feet to a point, thence North 16 degrees 52 minutes 18 seconds East 76.15 feet to a point, thence North 31 degrees 43 minutes 22 seconds East 88.27 feet to a point, thence North 28 degrees 24 minutes 47 seconds East 92.90 feet to a point, thence North 06 degrees 33 minutes 06 seconds East 135.59 feet to a point, thence North 08 degrees 39 minutes 39 seconds East 130.61 feet to a point, thence North 09 degrees 44 minutes 08 seconds East 137.49 feet to a point, thence North 13 degrees 30 minutes 24 seconds East 99.54 feet to a point, thence North 26 degrees 58 minutes 17 seconds East 128.15 feet to a point, thence North 37 degrees 22 minutes 20 seconds East 92.56 feet to a point, thence North 58 degrees 48 minutes 10 seconds East 24.21 feet to a point, thence North 56 degrees 39 minutes 48 seconds West 184.82 feet to a point, thence South 60 degrees 51 minutes 45 seconds West 374.53 feet to a point, thence South 18 degrees 43 minutes 49 seconds East 132.37 feet to a point, thence South 06 degrees 13 minutes 51 seconds West 545.87 feet to a point, thence North 81 degrees 21 minutes 13 seconds West 246.87 feet to a point, thence South 05 degrees 31 minutes 56 seconds West 37.80 feet to a point, thence South 02 degrees 23 minutes 17 seconds West 178.05 feet to a point, thence South 02 degrees 51 minutes 53 seconds West 185.54 feet to a point, thence South 13 degrees 06 minutes 09 seconds West 81.81 feet to a point, thence South 31 degrees 31 minutes 32 seconds West 67.39 feet to a point, thence South 34 degrees 58 minutes 37 seconds West 85.10 feet to a point, thence South 19 degrees 45 minutes 43 seconds West 55.14 feet to a point, thence South 73 degrees 07 minutes 44 seconds East 248.03 feet to the Point Of Beginning. Containing 13.12 acres, more or less.

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SEPT 16, 2005

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JOB NO.

## DESCRIPTION: (CONSERVATION EASEMENT "F")

Commence at the Southeast corner of Section 20, Township 2 North, Range 2 East, Leon County, Florida and run North 89 degrees 55 minutes 27 seconds West, along the Section line, 1,326.59 feet to a point, thence South 89 degrees 55 minutes 07 seconds West, along the Section line, 516.16 feet to a point, thence North 21 degrees 44 minutes 59 seconds East 575.00 feet to a point in the center of Anhinga Farms Road, said point being on a curve concave to the Northeast, thence run in a Northwesterly direction along said centerline and curve, having a radius of 615.00 feet, through a central angle of 24 degrees 45 minutes 55 seconds, for an arc length of 265.82 feet, chord of said arc being North 45 degrees 48 minutes 02 seconds East 263.76 feet to a point, thence North 33 degrees 25 minutes 04 seconds West, along said centerline, 148.37 feet to a point, thence leaving said centerline run North 61 degrees 19 minutes 32 seconds East 247.95 feet to a point, thence North 71 degrees 33 minutes 23 seconds East 398.30 feet to a point, thence South 81 degrees 21 minutes 13 seconds East 654.79 feet to a point, thence North 06 degrees 13 minutes 51 seconds East 461.92 feet to a point, thence North 78 degrees 51 minutes 14 seconds West 650.00 feet to a point, thence run North 68 degrees 54 minutes 59 seconds West 724.30 feet to a point, thence run North 83 degrees 05 minutes 44 seconds West 765.28 feet to a point, thence run North 01 degree 59 minutes 37 seconds West 874.43 feet to the Point of Beginning, thence from said Point Of Beginning run Southwesterly along a curve concave to the Northwest with a radius of 2,822.50 feet, through a central angle of 03 degrees 01 minute 49 seconds, for an arc length of 149.28 feet (chord of said arc being South 56 degrees 50 minutes 55 seconds West 149.26 feet) to a point, thence run South 59 degrees 02 minutes 15 seconds West 601.05 feet to a point, thence run North 30 degrees 57 minutes 45 seconds West 70.00 feet to the Southerly boundary of Centerville Road, thence run North 59 degrees 02 minutes 15 seconds East along said Centerville Road a distance of 601.05 feet to a point of curve to the left, thence run Northeasterly along said Centerville Road with a radius of 2,752.50 feet, through a central angle of 03 degrees 57 minutes 08 seconds, for an arc length of 189.88 feet (chord of said arc being North 56 degrees 22 minutes 14 seconds East 189.84 feet) to a point, thence leaving said Centerville Road run South 01 degree 59 minutes 37 seconds East 83.59 feet to the Point Of Beginning. Containing 1.23 acres, more or less.

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JOB NO.

**EXHIBIT "B"**

DeSoto Lake, which is included in easement, is a manmade impoundment. As such, general maintenance such as dam repairs and removal of excess, loose sediment deposited from off-site runoff will be allowed with approved Environmental Management Permit from Leon County Growth and Environmental.